

# Site Plans

Issued for: **Submission of Amended Preliminary Master Plan**

Date Issued: **May 15, 2014**

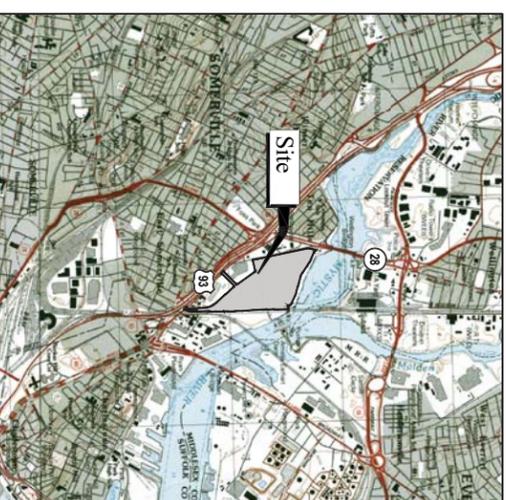
Latest Issue: **May 15, 2014**

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Sv-1 ... Sv-13	Utility As-built	03/09/2012

# Amended Preliminary Master Plan

Planned Unit Development  
Grand Union Boulevard  
Somerville, Massachusetts



Site Location Map

## Property Information

**Federal Realty**  
INVESTMENT TRUST



Owner/Applicant:  
**Street Retail, Inc.**  
1626 East Jefferson Street  
Rockville, MD 20852  
(P) 617-684-1500



30 Glenn Street  
White Plains, NY 10603  
(P) 914-949-10603

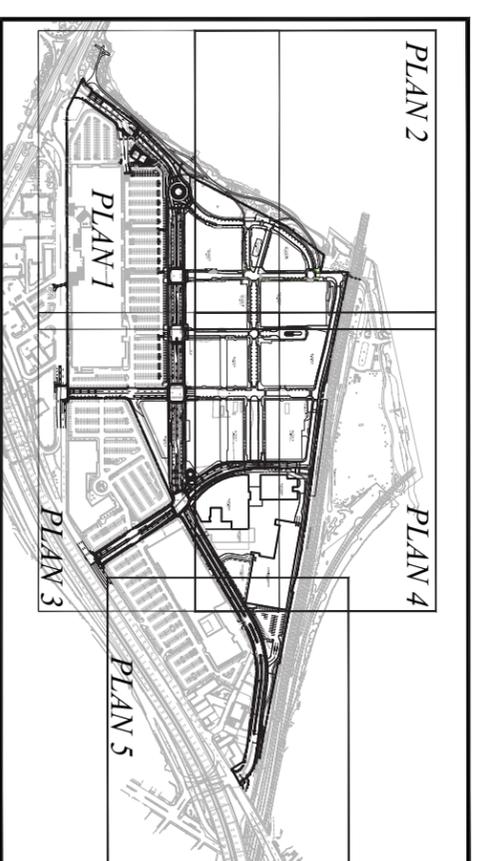


**Vannasse Hangen Brustlin, Inc.**

Transportation  
Land Development  
Environmental Services

101 Walnut Street, P.O. Box 9151  
Watertown, Massachusetts 02471  
617.924.1770 • FAX 617.924.2286

## KEY:

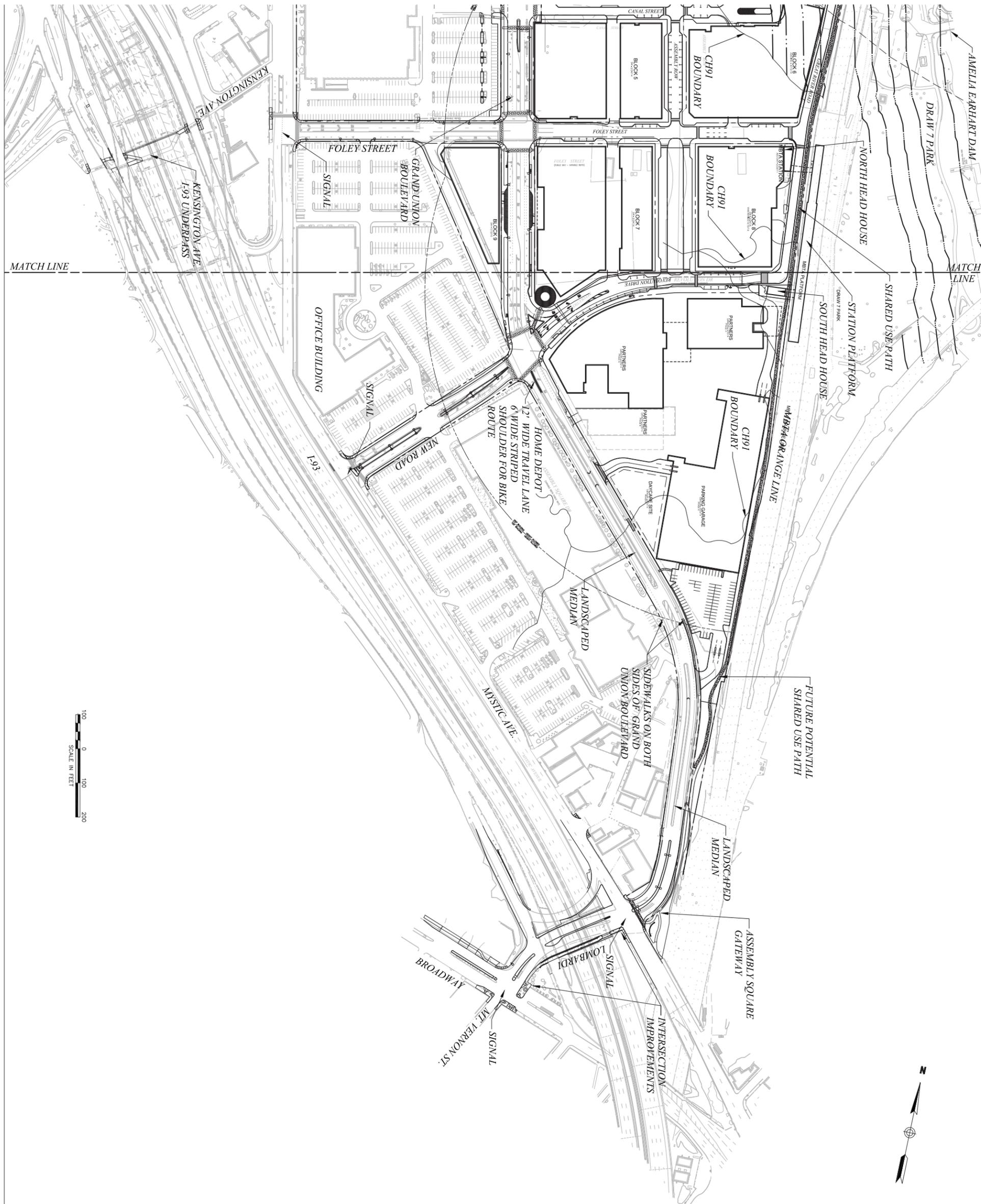












**YHB**  
 Transportation  
 Land Development  
 Environmental Services  
 101 Walnut Street P.O. Box 9151  
 Worcester, MA 01608  
 617.924.1770 • FAX 617.924.2286

No.	Revision	Date	Revised

Prepared by: [ ] Drawn by: **JHJ** Checked by: **SPM**  
 CDD created by: [ ] Approved by: **AGJ**  
 Scale: 1"=100' Date: May 15, 2014  
 Project Name: [ ]

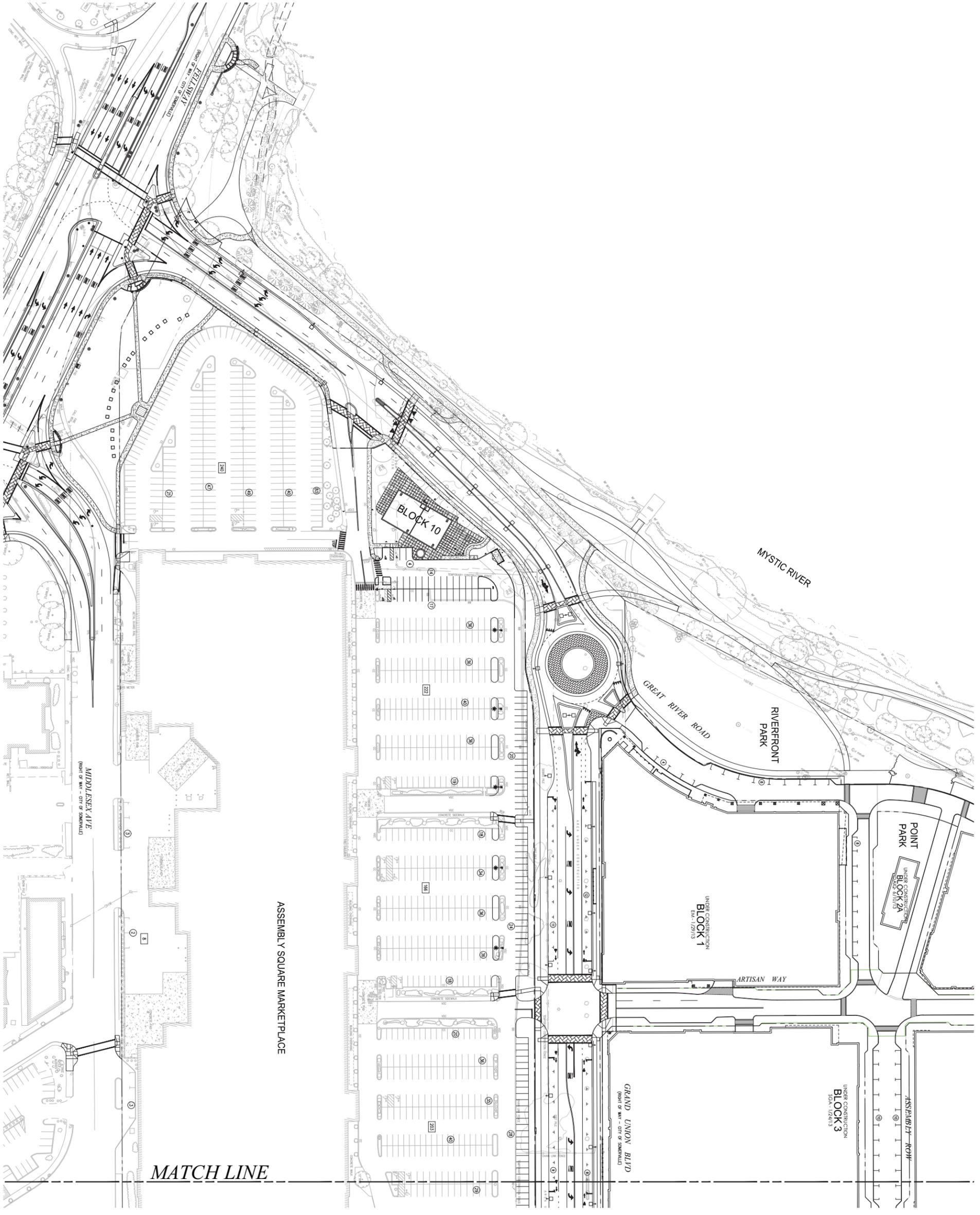
**Planned Unit Development**  
 Grand Union Boulevard  
 Somerville, Massachusetts

Submission of Amended  
 Preliminary Master Plan

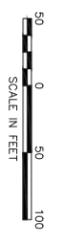
Not Approved for Construction

Overall Site Plan 2

Sheet **C-5** of 19  
 Project Number: 05/18/03  
 Drawing Number: 05/18/03



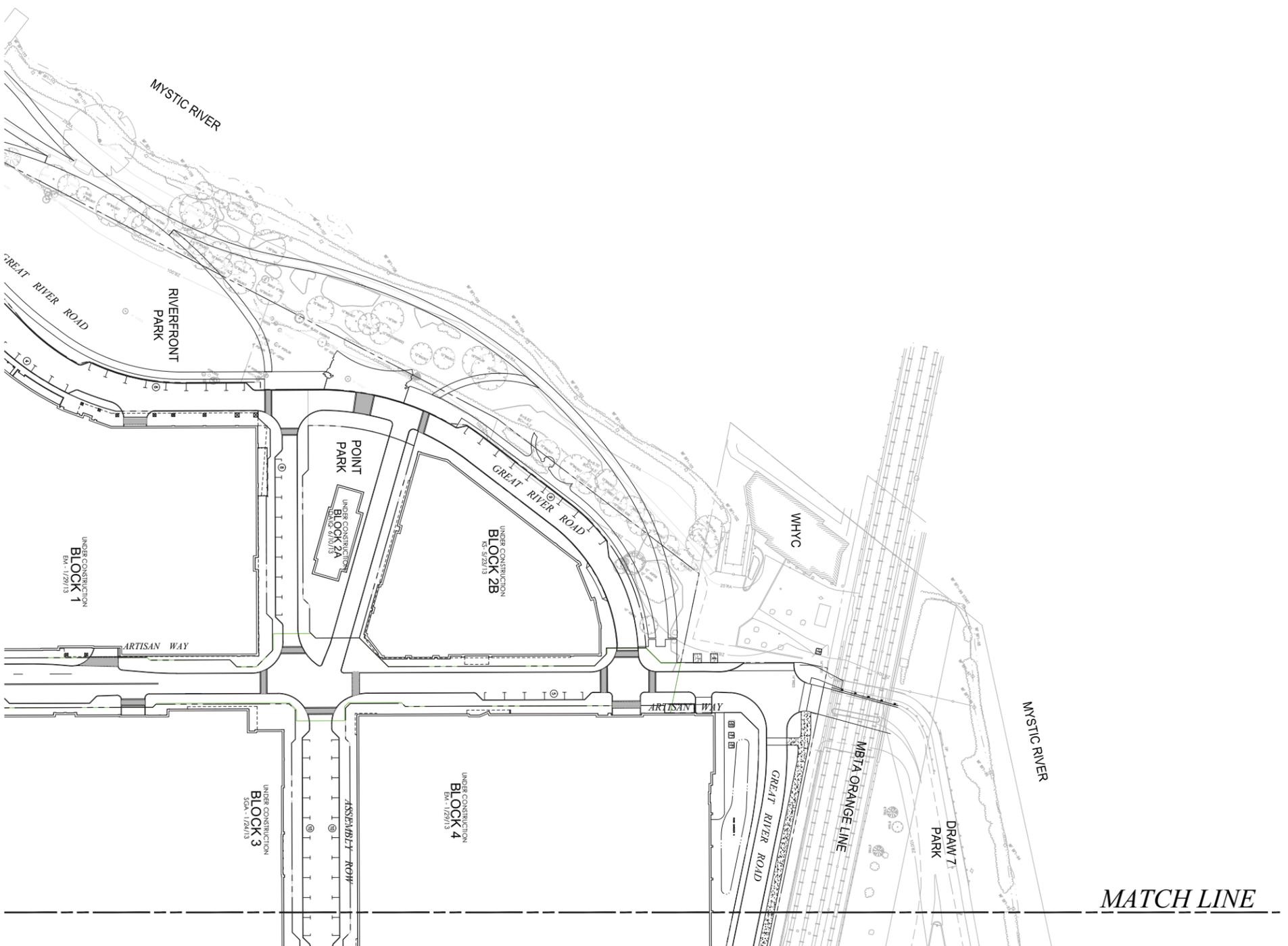
**Vermont Engineers Architects Inc.**  
 Transportation  
 Land Development  
 Environmental Services  
 101 Walnut Street, P.O. Box 9151  
 Waterbury, Vermont 05671  
 617.924.1770 • FAX 617.924.2386



No.	Revision	Date	By	Check

**Planned Unit Development**  
 General Union Boulevard  
 Somerville, Massachusetts  
 Submitted for Amended  
 Preliminary Master Plan  
 Not Approved for Construction  
 Drawing Title  
 Layout and  
 Materials Plan 1

Sheet: C-6 of 19  
 Project Number: 0831003  
 Date: 05/13/14



**Vermont Engineers Architects Inc.**  
 Transportation  
 Land Development  
 Environmental Services  
 101 Water Street, P.O. Box 9151  
 Waterbury, Vermont 05671  
 617.924.1770 • FAX 617.924.2386



No.	Revision	Date	By

**Planned Unit Development**  
 General Union Boulevard  
 Somerville, Massachusetts

Submitted for Amended  
 Preliminary Master Plan

Not Approved for Construction  
 Drawing Title

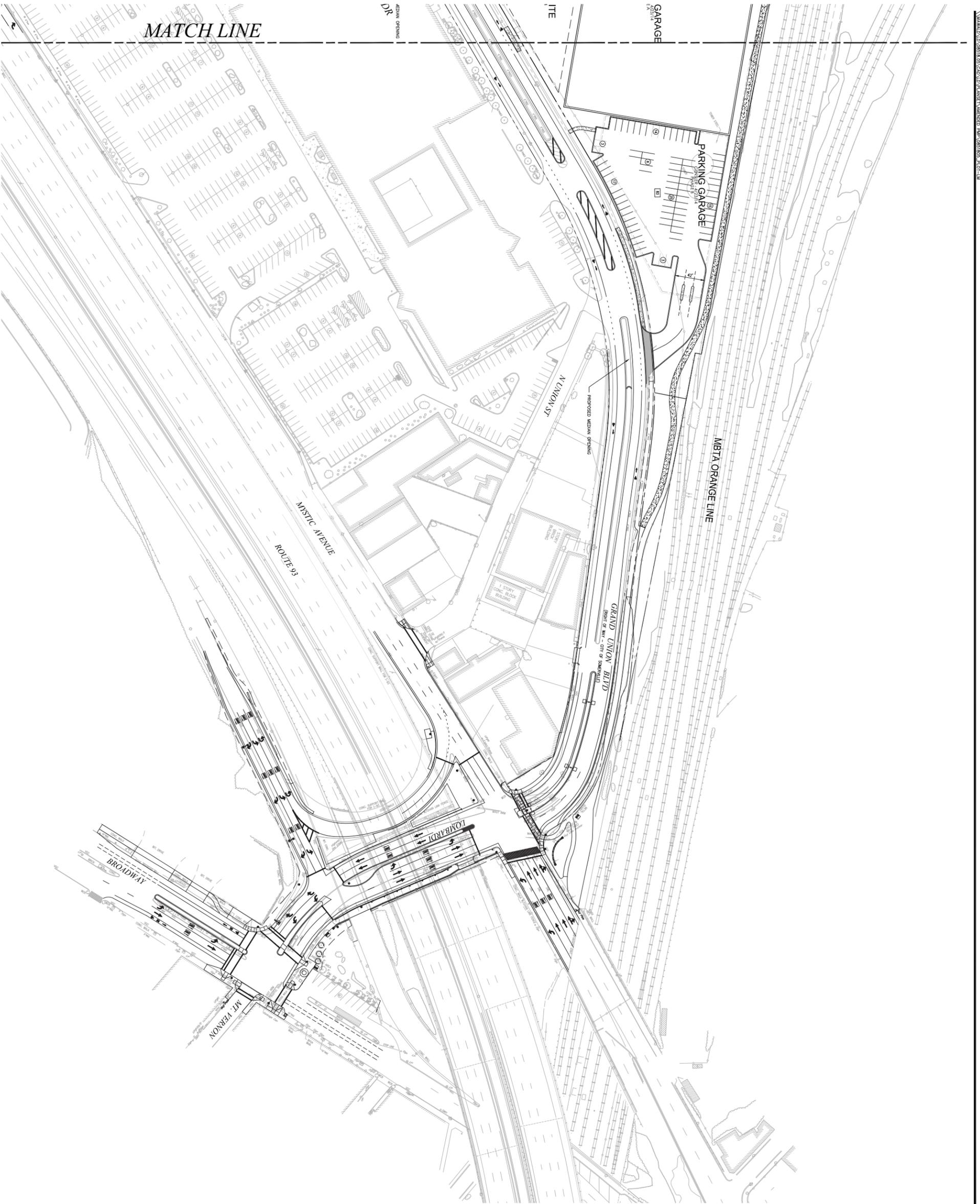
**Layout and  
 Materials Plan 2**

Drawing Number  
**C-7**

Sheet 7 of 10  
 Project Number  
 0631003







**Vermonters Helping Vermonters, Inc.**  
 Transportation  
 Land Development  
 Environmental Services  
 101 Walnut Street, P.O. Box 9151  
 Waterbury, Vermont 05671  
 617.924.1770 • FAX 617.924.2386



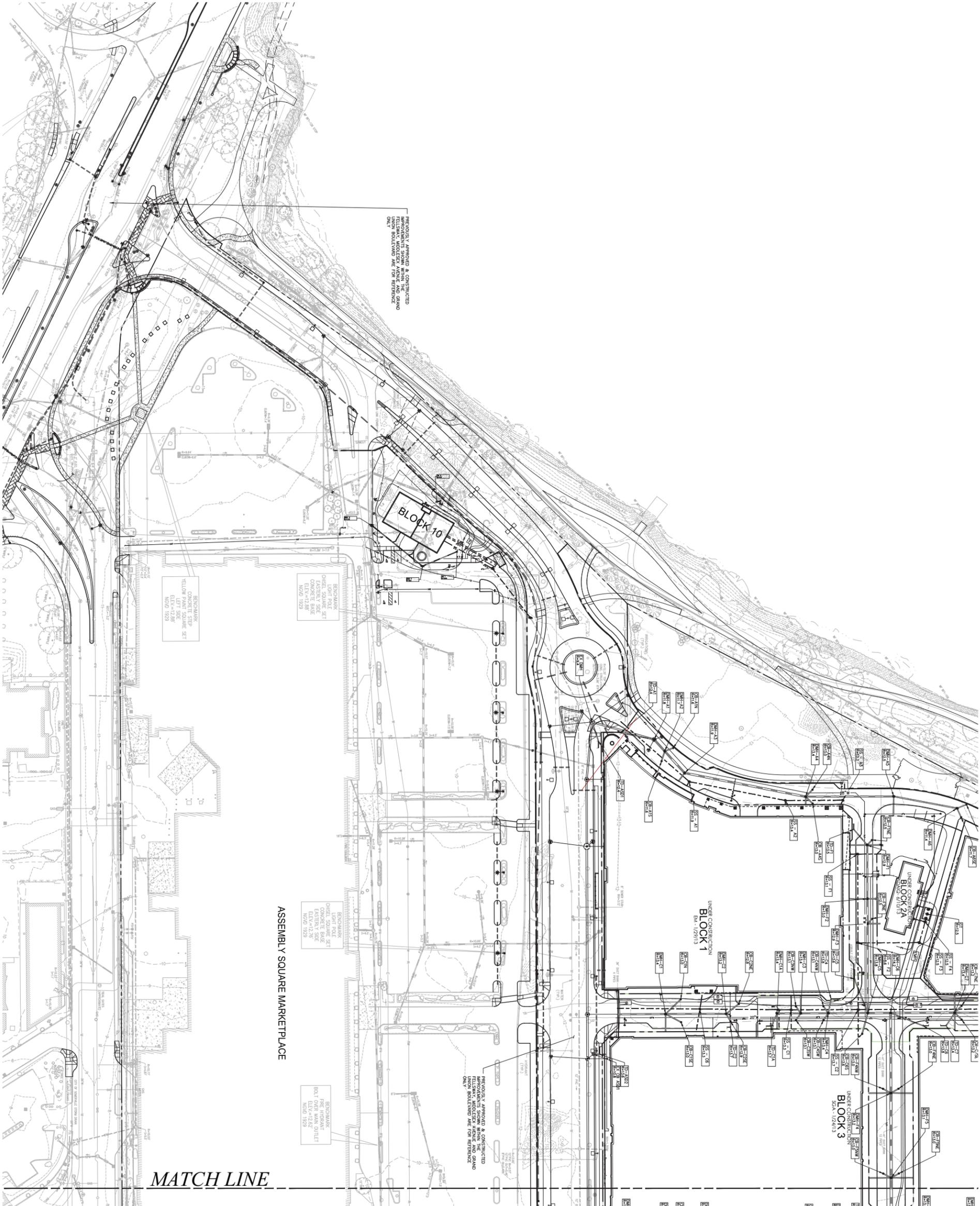
50 0 50 100  
 SCALE IN FEET

No.	Revision	Date	By

Designed by:          Drawn by: ZAH Checked by: RFM  
 Civil Engineer by:          Approved by: HGF  
 Scale: 1"=50' Date: MAY 15, 2014  
 Project No:         

**Planned Unit Development**  
 Grand Union Boulevard  
 Somerville, Massachusetts  
 Submitted for Amended  
 Preliminary Master Plan  
 Not Approved for Construction  
 Drawing Title  
**Layout and  
 Materials Plan 5**

Drawing Number  
**C-10**  
 Sheet 1 of 10  
 Project Number  
 0631003



PREVIOUSLY APPROVED & CONSTRUCTED  
FIREWORKS STATION WITHIN THE GRAND  
UNION BOULEVARD ARE FOR REFERENCE  
ONLY.

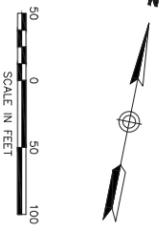
PREVIOUSLY APPROVED & CONSTRUCTED  
FIREWORKS STATION WITHIN THE GRAND  
UNION BOULEVARD ARE FOR REFERENCE  
ONLY.

MATCH LINE

ASSEMBLY SQUARE MARKETPLACE



**Vermont Engineers & Surveyors, Inc.**  
 Transportation  
 Land Development  
 Environmental Services  
 101 Walnut Street, P.O. Box 9151  
 Waterbury, Massachusetts 02471  
 617.924.1770 • FAX 617.924.2286

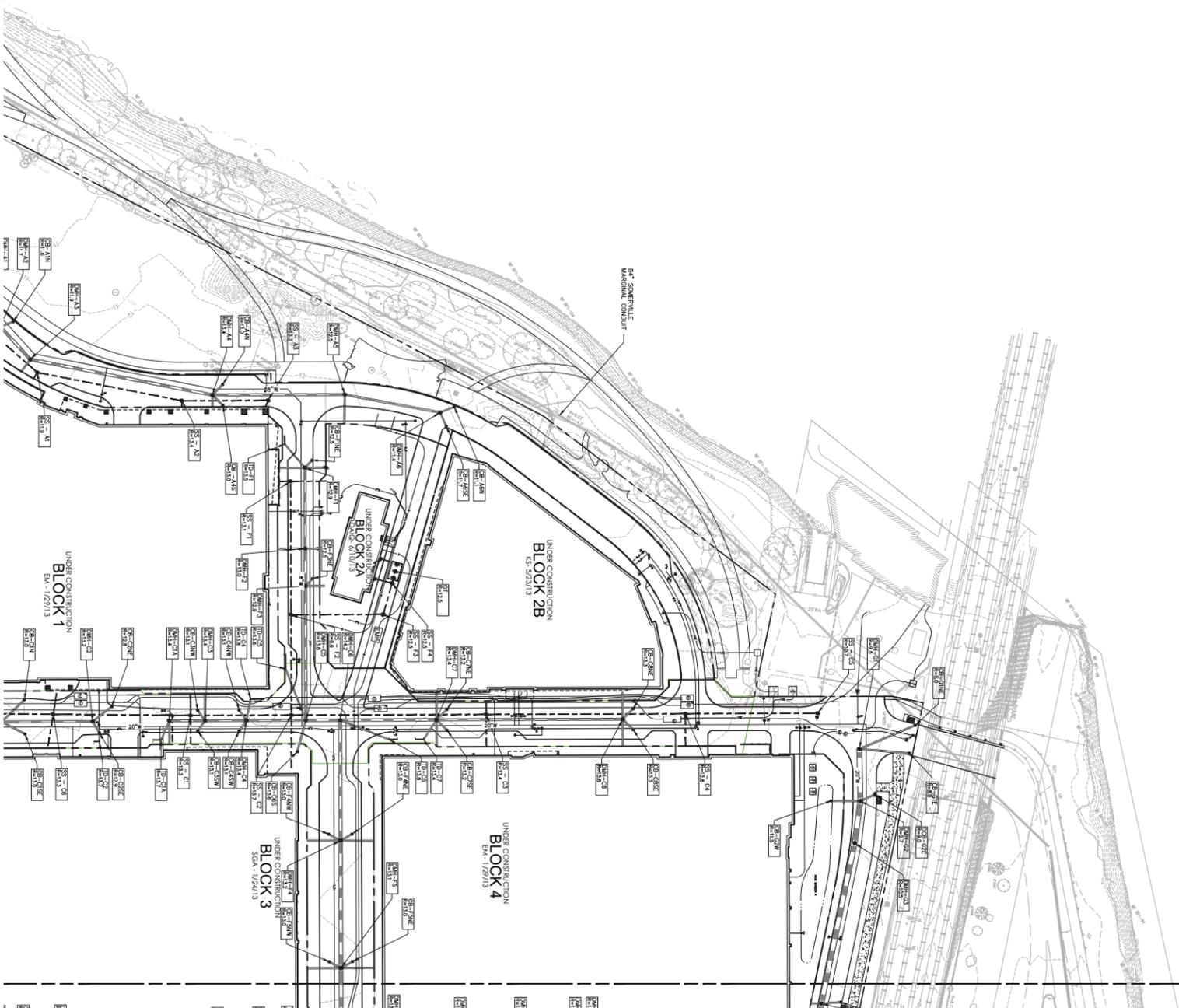


No.	Revision	Date	Prepared by

**Planned Unit Development**  
 Grand Union Boulevard  
 Somerville, Massachusetts  
 Submitted for Amended  
 Preliminary Master Plan  
 Not Approved for Construction  
 Drawing Title

C-11

Sheet 11 of 19  
 Project Number 05181630



MATCH LINE



**Vermont Homecare Services, Inc.**  
 Transportation  
 Land Development  
 Environmental Services  
 101 Walnut Street, P.O. Box 9151  
 Wastown, Massachusetts 02471  
 617-924-1770 • FAX 617-924-2286



No.	Revision	Date	Prepared by	Checked by

Prepared by: JAH / Checked by: RHM  
 Date: 1-2-14 / Date: May 15, 2014  
 Project Title:

**Planned Unit Development**  
 Grand Union Boulevard  
 Somerville, Massachusetts  
 Submitted for Amended  
 Preliminary Master Plan  
 Not Approved for Construction

**Grading, Drainage  
 and Utility Plan 2**

Drawing Number  
**C-12**

Sheet  
 12 of 19  
 Project Number  
 0581805









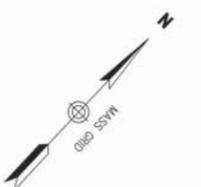






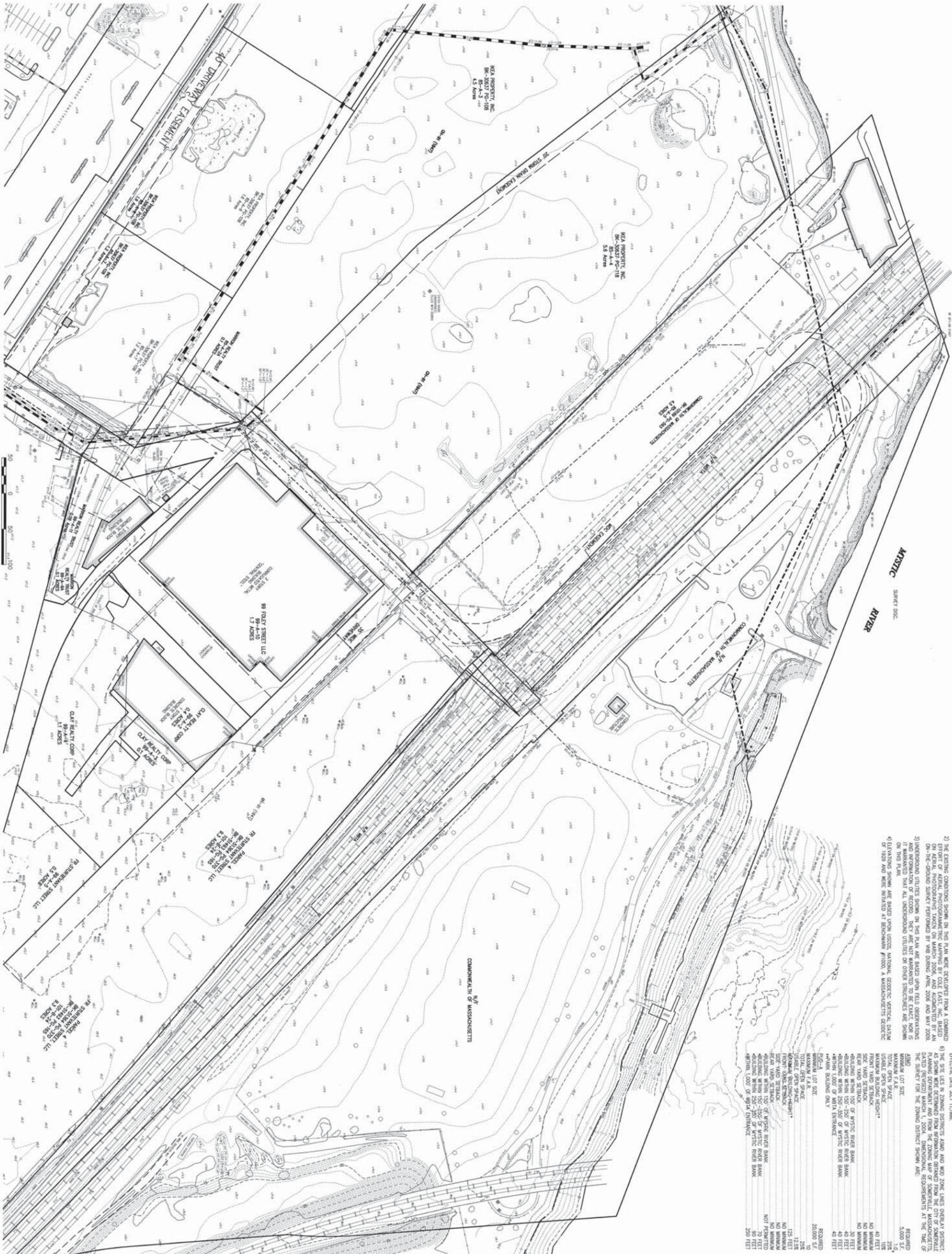






- General Notes**
- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN APRIL, 2006 AND MODIFIED BY 2008 AND FROM DEEDS AND PLANS OF RECORD.
  - 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DEVELOPED FROM A COMBINED EFFORT OF AERIAL PHOTOGRAMMETRIC MAPPING BY COLE EAST, INC. BASED ON THE 2004 PHOTOGRAMMETRIC MAPPING OF THE CITY OF SOMERVILLE, MASSACHUSETTS, ON-THE-GROUND SURVEY PERFORMED BY W&B DURING APRIL, 2006 AND MAY, 2006.
  - 3) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACT NOR IS IT ASSUMED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
  - 4) ELEVATIONS SHOWN ARE BASED UPON U.S.G.S. NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE OBTAINED IN BOSTON, MASS., A MASSACHUSETTS GEODETIC CONTROL POINT NUMBER 2004 0009 AND COMMENTARY NUMBER 2004 0003 EFFECTIVE AS OF 1/1/2004.
  - 5) THE SITE LIES IN THE 100-FT BUFFER ZONE AND WED ZONE LINES PER CITY ZONING REGULATIONS AND FROM THE ZONING MAP OF SOMERVILLE, MASSACHUSETTS, DATED (REVISED) MARCH 1, 2004. DIMENSIONAL REQUIREMENTS AT THE TIME OF SURVEY FOR THE ZONING REGULATIONS SHOWN ARE:
 

REQUIREMENT	RECORDED
MINIMUM LOT SIZE	5,000 S.F.
MINIMUM F.A.R.	1.0
TOTAL OPEN SPACE	25%
MINIMUM BUILDING HEIGHT*	40 FEET
FRONT YARD SETBACK	NO MINIMUM
SIDE YARD SETBACK	NO MINIMUM
REAR YARD SETBACK	NO MINIMUM
BUILDING WITHIN 150' OF MISTIC RIVER BANK	30 FEET
BUILDING WITHIN 150'-250' OF MISTIC RIVER BANK	40 FEET
BUILDING WITHIN 250'-500' OF MISTIC RIVER BANK	70 FEET
BUILDING WITHIN 500' OF MISTIC RIVER BANK	250 FEET



SCALE IN FEET  
0 50 100

- Legend**
- DRAIN MANHOLE
  - CATCH BASIN
  - ELECTRIC MANHOLE
  - TELEPHONE MANHOLE
  - MANHOLE
  - WATER GATE
  - FIRE HYDRANT
  - STREET SIGN
  - LIGHT POLE
  - UTILITY POLE
  - DAY POLE
  - ▲ FIRST FLOOR ELEVATION
  - ▲ DOOR OF PARADE
  - CONCRETE CURB
  - CERAMIC GRANITE CURB
  - BITUMINOUS SEW
  - DRAINAGE
  - GUARD RAIL FENCE
  - OVERHEAD WIRE ELECTRIC
  - GAS LINE
  - TELEPHONE LINE
  - WATER LINE
  - TRENCH
  - 100-FT BUFFER ZONE
  - 200-FT RESERVATION AREA
  - LIMIT MEAN ANNUAL HIGH WATER
  - RECORDED WETLAND BOUNDARY

Assembly Square

NO.	DATE	BY	FOR
1	1/1/07	W&B	PRELIMINARY
2	1/1/07	W&B	FINAL

Somerville, Massachusetts  
Existing Conditions  
Plan of Land

SV-3  
08518















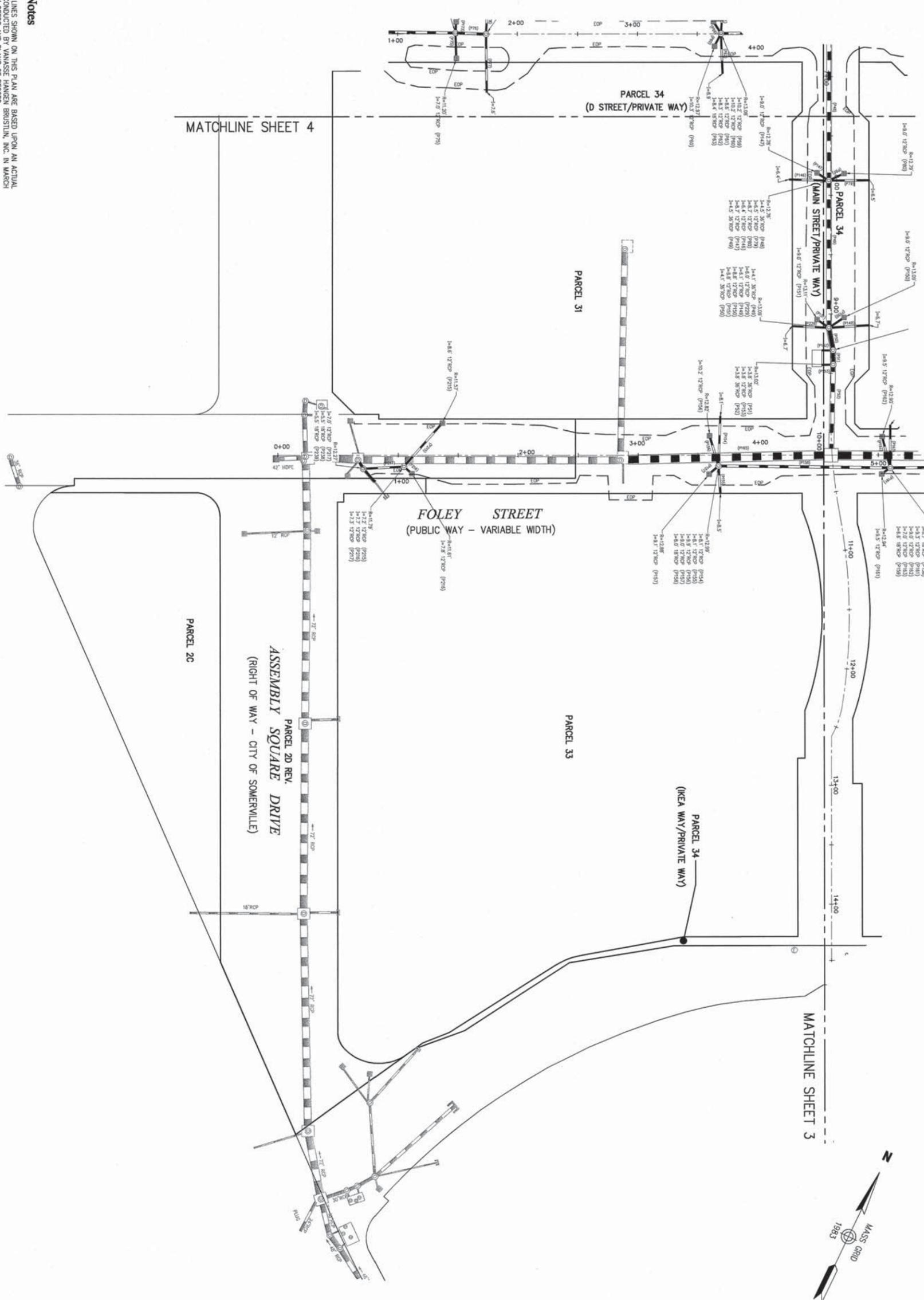
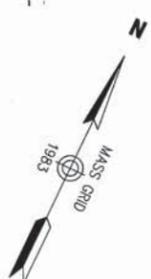
Yanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

101 Walnut Street, P.O. Box 9151  
Watertown, Massachusetts 02471-9151  
617 924 1710 • FAX 617 924 2286

**Legend**

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- STREET SIGN
- LIGHT POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- WELL
- CNO COULD NOT OPEN
- NPV NO PERS VISIBLE
- F.F.E. #4527 FINISHED FLOOR ELEVATION
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE EDGE
- BUTYRMINOUS BERM
- BUTYRMINOUS CURB
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100-FT BUFFER ZONE
- 100-FT RIVER FRONT AREA
- 200-FT RIVER FRONT AREA
- 200-FT RIVER ANNUAL HIGH WATER LIMIT OF BANK
- 50-FT WETLAND BOUNDARY



**General Notes**

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY YANASSE HANGEN BRUSTLIN, INC. IN MARCH 2008 AND FROM DEEDS AND PLANS OF RECORD.
2. THE EXISTING CONDITIONS OF WATER, SEWER, DRAIN, TELEPHONE AND ELECTRIC DUCT BANKS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY YANASSE HANGEN BRUSTLIN, INC. IN SEPTEMBER THRU DECEMBER OF 2011.
3. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORDS OF THE CITY OF SOMERVILLE AND PARALLEL INVESTIGATIONS DURING CONSTRUCTION OF THE PROJECT. THE LOCATIONS OF UNDERGROUND LINES OR LINES OF SIGHT DURING INSTALLMENT SHOWN ON THIS PLAN REFER TO MAP OF 1988.
4. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS

Steven J. Asbuit  
 Project Number: 11763.00  
 Sheet 5 of 13  
 Date: March 9, 2012

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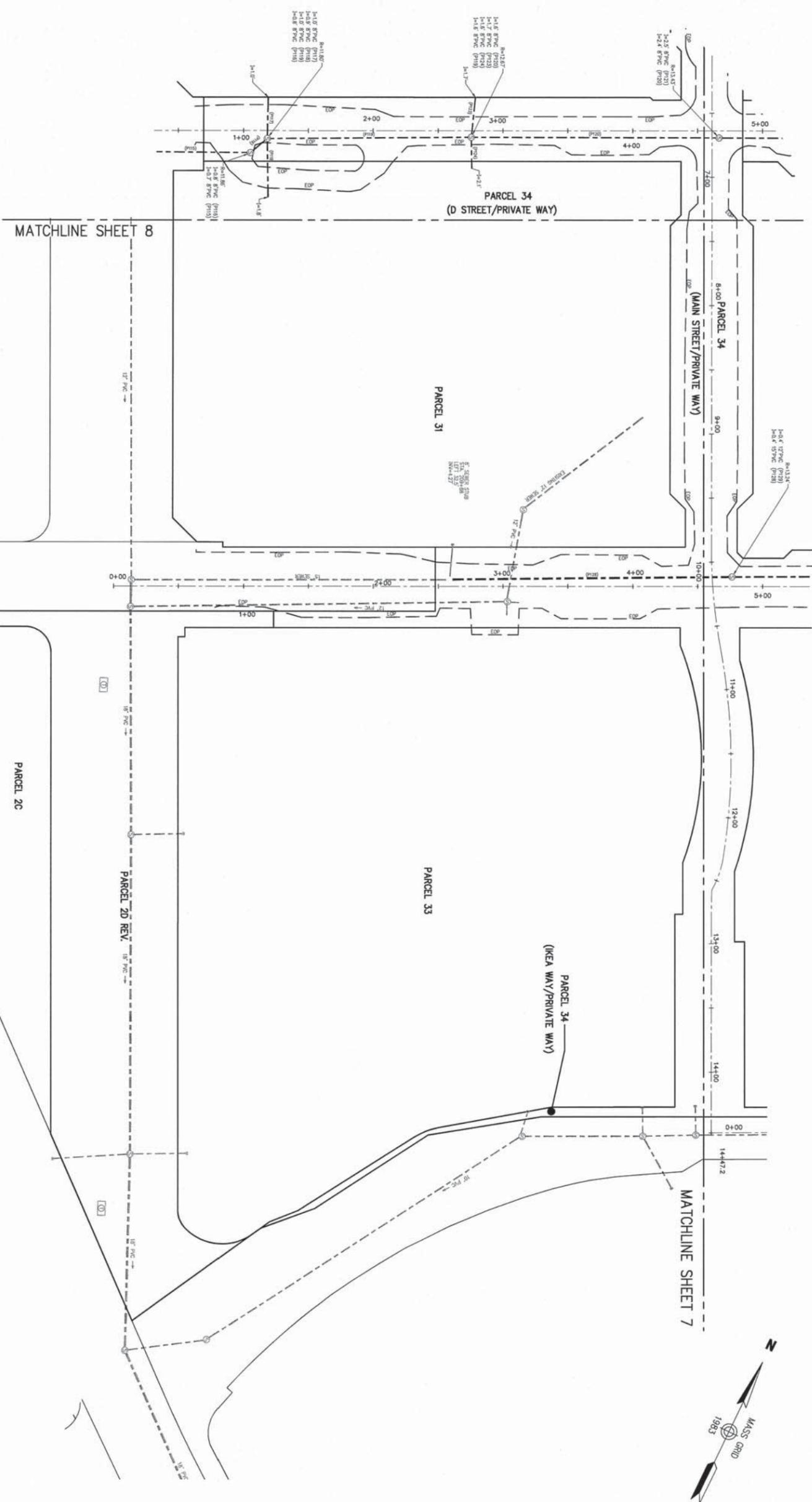
**Vannasse Hangen Brustlin, Inc.**

Transportation  
Land Development  
Environmental Services

101 Walnut Street, P.O. Box 9151  
Watertown, Massachusetts 02471-9151  
617.924.1770 • FAX 617.924.2286

**Legend**

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ WATER MANHOLE
- ⊙ HAND HOLE
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ WELL
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- ↑ F.F.E. = 45.27' FINISHED FLOOR ELEVATION
- EDGE OF PAVEMENT
- CONCRETE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS CURB
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100-FT BUFFER ZONE
- 100-FT RIVER FRONT AREA
- 200-FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- RECLAIMED WETLAND BOUNDARY



**General Notes**

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN MARCH 2008 AND FROM DEEDS AND PLANS OF RECORD.
2. THE EXISTING CONDITIONS OF WATER, SEWER DRAIN, TELEPHONE AND ELECTRIC DUCT BANKS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN SEPTEMBER THRU DECEMBER OF 2011.
3. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND ARE SUBJECT TO CHANGE. PARTIAL INSTALLMENTS DURING CONSTRUCTION, HAS DO NOT OBTAIN ALL LOCATIONS OF UNDERGROUND LINES OR LINES OF SIGHT DURING INSTALLMENT.
4. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, MVD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO MVD OF 1988.

**SV-9**
  
 Drawing Number: 11763.000
   
 Sheet 9 of 13
   
 Date: 2/9/2012

\\VAMALD\VA\11763.000\cadd\sv\pds\sv\11763.000-ASBUL1.dwg



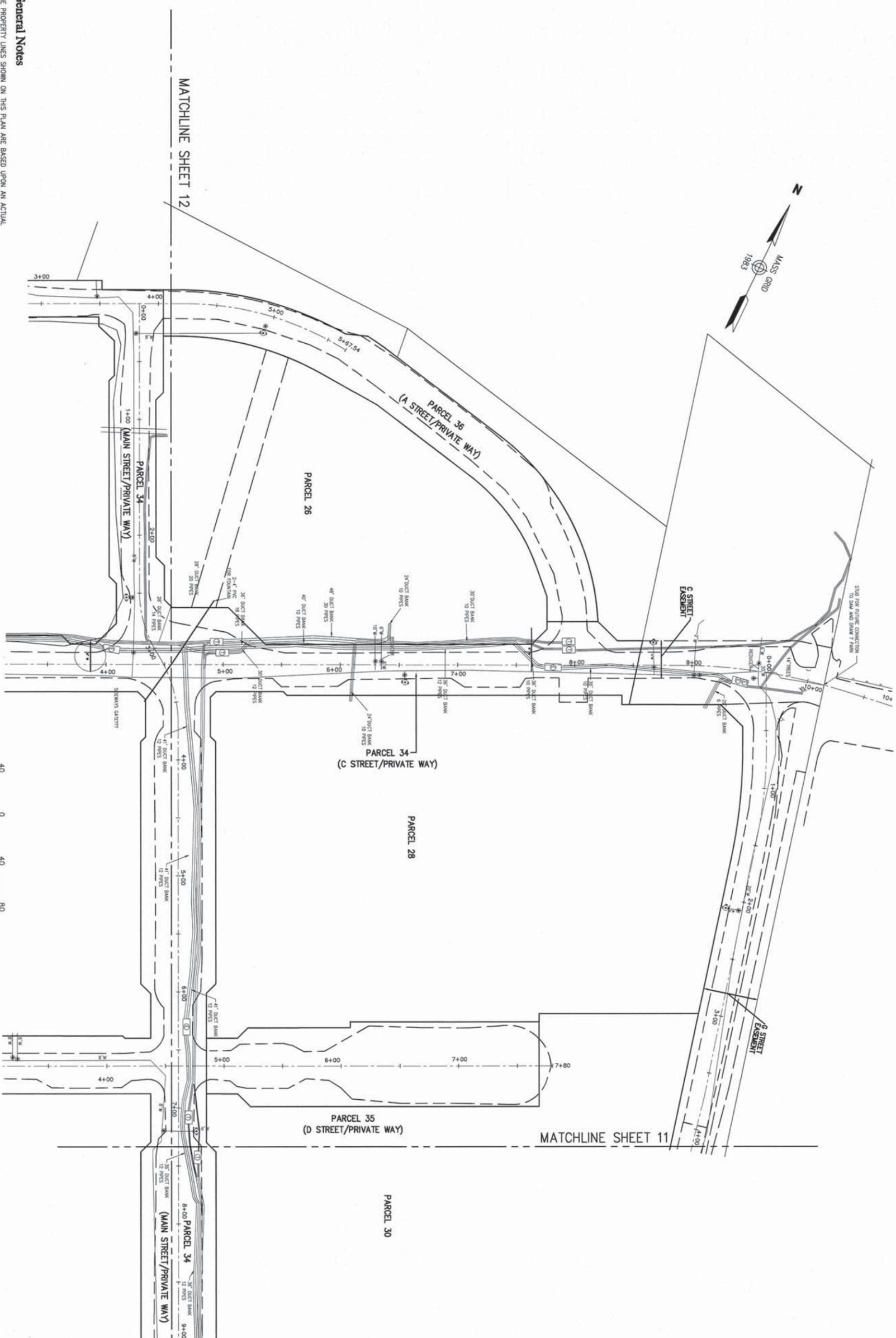
**Vannasse Hangen Brustlin, Inc.**

Transportation  
Land Development  
Environmental Services

101 Walnut Street, P.O. Box 9151  
Watertown, Massachusetts 02471-9151  
617.924.1770 • FAX 617.924.2285

**Legend**

- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ TELEPHONE MANHOLE
- ⑤ MANHOLE
- ⑥ HAND HOLE
- ⑦ WATER GATE
- ⑧ FIRE HYDRANT
- ⑨ GAS GATE
- ⑩ STREET SIGN
- ⑪ LIGHT POLE
- ⑫ UTILITY POLE
- ⑬ GUY WIRE
- ⑭ GUY WIRE
- ⑮ MONITORING WELL
- ⑯ FLOOD LIGHT
- ⑰ WELL
- ⑱ CNO COULD NOT OPEN
- ⑲ NPV NO PIPES VISIBLE
- ⑳ F.F.E. = 45.27' FINISHED FLOOR ELEVATION
- ⑳ EDGE OF PAVEMENT
- ⑳ CONCRETE CURB
- ⑳ SLOPED GRANITE EDGE
- ⑳ BITUMINOUS BERM
- ⑳ BRICKWORK CURB
- ⑳ GUARD RAIL
- ⑳ CHAIN LINK FENCE
- ⑳ DRAINAGE LINE
- ⑳ SEWER LINE
- ⑳ UNDERGROUND ELECTRIC
- ⑳ TELEPHONE LINE
- ⑳ GAS LINE
- ⑳ WATER LINE
- ⑳ STONE WALL
- ⑳ TREE LINE
- ⑳ 100-FT BUFFER ZONE
- ⑳ 100-FT RIVER FRONT AREA
- ⑳ 200-FT RIVER FRONT AREA
- ⑳ LIMIT MEAN ANNUAL HIGH WATER
- ⑳ RECLAIMED WETLAND BOUNDARY



**General Notes**

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN MARCH 2008 AND FROM DEEDS AND PLANS OF RECORD.
2. THE EXISTING CONDITIONS OF WATER, SEWER DRAIN, TELEPHONE AND ELECTRIC DUCT BANKS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN SEPTEMBER THRU DECEMBER OF 2011.
3. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON FIELD SURVEYS AND RECORDS. PARTIAL INSTALLMENTS DURING CONSTRUCTION, AND DO NOT GUARANTEE ALL LOCATIONS OF UNDERGROUND LINES OR LINES OF SIGHT DURING INSTALLMENT.
4. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAD OF 1988.

**SV-10**
  
 Drawing Number: \_\_\_\_\_

Utility As-Built  
 Utility As-Built  
 Utility As-Built  
 Assembly Square  
 Assembly Square  
 PUD  
 Somerville, Massachusetts  
 Issued For: \_\_\_\_\_

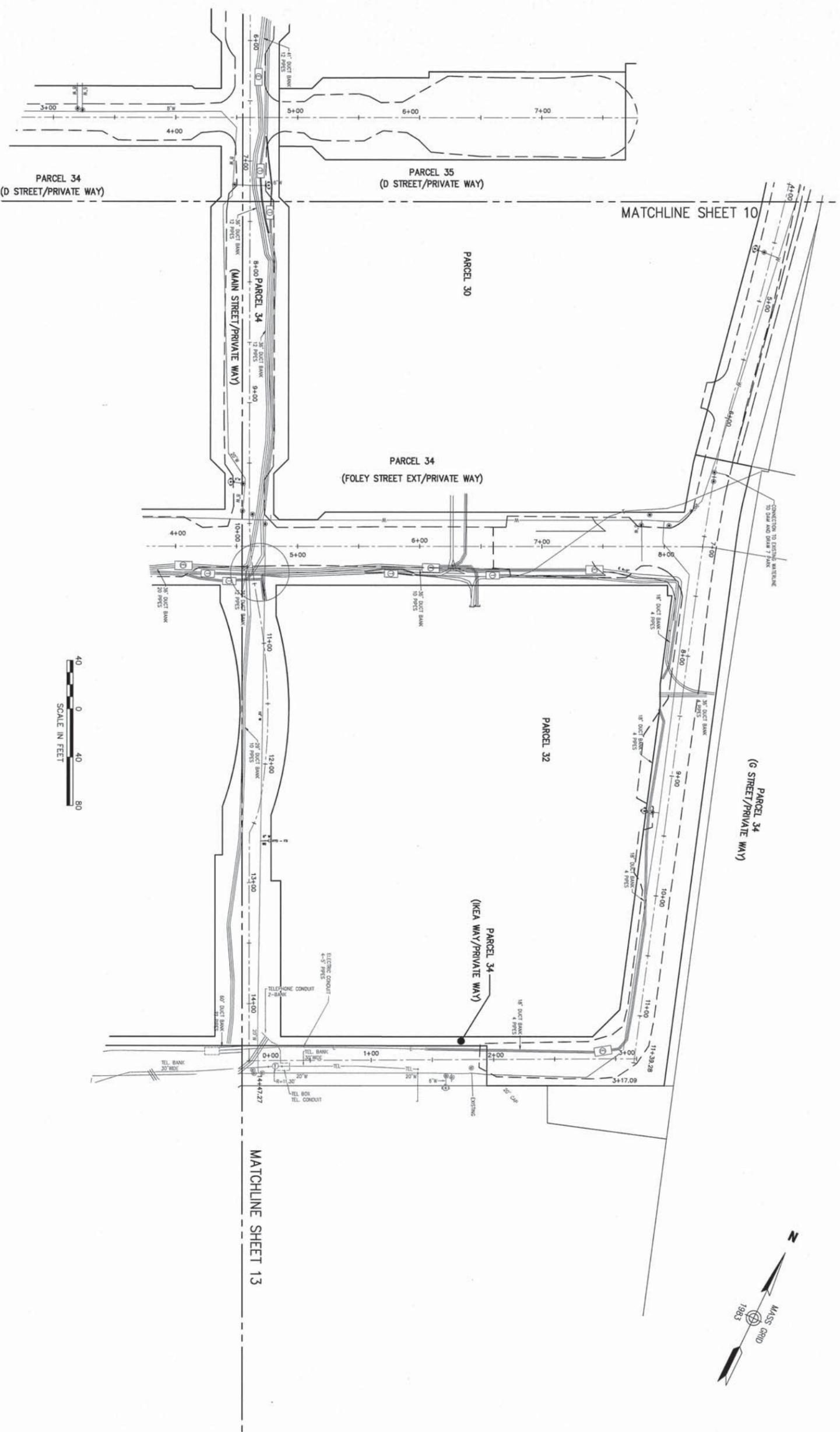
Scale: 1"=40'	Date: March 9, 2012
Designed by: _____	Checked by: _____
Drawn by: _____	Approved by: _____
Project Title: _____	Date: _____



**Vannasse Hangen Brustlin, Inc.**  
 Transportation  
 Land Development  
 Environmental Services  
 101 Walnut Street, P.O. Box 9151  
 Watertown, Massachusetts 02471-9151  
 617.924.1770 • FAX 617.924.2286

**Legend**

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- MANHOLE
- HH HAND HOLE
- WATER GATE
- GAS GATE
- FIRE HYDRANT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- WELL
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- ▲ F.F.E. = 45.27 FINISHED FLOOR ELEVATION
- EDGE OF PARCEMENT
- ASPHALT DRIVE
- VERMONT GRANITE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS BERM
- BITUMINOUS CURB
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100-FT BUFFER ZONE
- 100-FT RIVER FRONT AREA
- 200-FT RIVER FRONT AREA
- LIMIT WEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- RECLAIMED MEADOW BOUNDARY



**General Notes**

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN MARCH 2009 AND FROM DEEDS AND PLANS OF RECORD.
2. THE EXISTING CONDITIONS OF WATER, SEWER DRAIN, TELEPHONE AND ELECTRIC DUCT BANKS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN SEPTEMBER THRU DECEMBER OF 2011.
3. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS OF EXPOSED LINES FROM A PARTIAL INSTALLMENTS DURING CONSTRUCTION, HAS NOT OBSERVED ALL LOCATIONS OF UNDERGROUND LINES OR LINES OF SIGHT DURING INSTALLMENT.
4. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, MVD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO MVD OF 1988.



Drawing Title: **SV-11**  
 Project Number: 11783.000  
 Sheet 11 of 13  
 Date: March 9, 2012

Utility As-Built

Utility As-Built

Assembly Row  
 Assembly Square  
 PUD  
 Somerville, Massachusetts

Project Title: Assembly Row  
 Date: March 9, 2012

No.	Revision	Date	By	Checked By



